

# RESOLUTION 1650

## **A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, GRANTING FINAL PLAT APPROVAL FOR DIVISION 1 OF THE SI VIEW ESTATES SUBDIVISION SUBJECT TO SUBMISSION OF SECURITY FOR THE COMPLETION OF IMPROVEMENTS**

**WHEREAS**, the City's Hearing Examiner previously granted Preliminary Plat Approval for the Si View Estates Subdivision; and

**WHEREAS**, in the Examiner's preliminary plat approval and consistent with City regulations, the Council has authorized the development of the plat in phases; and

**WHEREAS**, the owner of Division 1 has requested final plat approval for Division 1; and

**WHEREAS**, City staff has reviewed the proposed final plat of Division 1 for compliance with North Bend Municipal Code 20.01.004, finds that there is still additional work that must be completed within a designated time frame, but recommends approval as set forth on the attached Exhibit A subject to submission of adequate security to insure the completion of the remaining work in the event the developer should fail to comply with the terms of the preliminary plat approval; and

**WHEREAS**, the Council finds that the final plat of Division 1 conforms to all the terms and conditions of the Preliminary Plat Approval, as approved by the Hearing Examiner, and that the final plat of Division 1 meets the requirements of applicable laws; and

**WHEREAS**, the applicant shall secure a bond or letter of credit, or execute a cash set aside agreement, all in a form acceptable to the City Attorney, guaranteeing completion of the infrastructure improvements required by the Preliminary Plat Approval, and shall further complete Bills of Sale and other necessary administrative tasks as set forth in the Developer Extension Agreement;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:**

**Section 1. Authorization.** The Council finds that all conditions of the Si View Estates Preliminary Plat Approval set forth in the Hearing Examiner's decision dated November 19, 2012 have been satisfied, or that adequate security can be posted to ensure the full and prompt completion of said improvements. Accordingly, the final plat of Division 1 of the Si View Estates Subdivision is hereby approved on condition that the owner shall secure a bond or letter of credit, or execute a cash set aside agreement, and enter into a Developer Extension Agreement, all in a form acceptable to the City Attorney, guaranteeing completion of the

infrastructure improvements required by the Preliminary Plat Approval, and shall further complete Bills of Sale and other necessary administrative tasks as set forth in the Developer Extension Agreement.

**PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON,  
AT A REGULAR MEETING THEREOF, THIS 6<sup>TH</sup> DAY OF MAY, 2014.**

**CITY OF NORTH BEND:**

**APPROVED AS TO FORM:**

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**Kenneth G. Hearing, Mayor**

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**Michael R. Kenyon, City Attorney**

Effective: May 6, 2014  
Posted: May 7, 2014

**ATTEST/AUTHENTICATED:**

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**Susie Oppedal, City Clerk**